

### **LISTING OF CLAIMS**

Please amend claim 1 and add new claims 5-24 as follows:

1. (Currently Amended) A computer-implemented method for facilitating an appraisal comprising the steps of:

receiving an electronic request for an appraisal at a hub from a requester;

determining an appraiser to conduct said appraisal using determining criteria to compare information regarding potential appraisers, at least part of said information generated based on previous appraisals from said potential appraisers;

transmitting electronic information related to said request for said appraisal to said appraiser;

receiving electronic information relating to appraising work from said appraiser; ~~and;~~

transmitting to said requester a completed appraisal containing said information relating to said appraising work;

receiving an evaluation of said appraisal from said requester; and

adding said evaluation to said information regarding potential appraisers.

2. (Original) The computer-implemented method according to claim 1, wherein said information relating to said request contains XML information.

3. (Original) The computer-implemented method according to claim 1, wherein said information relating to said appraising work contains XML information.

4. (Previously Presented) The computer-implemented method according to claim 1, wherein said receiving step receives said electronic information relating to said appraising work from a communication device operated by said appraiser, said electronic information including acceptance or rejection of said request.

5. (Previously Presented) The computer-implemented method according to claim 1, wherein said determining criteria includes a timeliness of appraisals.

6. (Previously Presented) The computer-implemented method according to claim 1, wherein said determining criteria includes a thoroughness of appraisals.

7. (Previously Presented) The computer-implemented method according to claim 1, further comprising the step of:

comparing said completed appraisal against previous appraisals.

8. (Previously Presented) The computer-implemented method according to claim 1, further comprising the step of:

creating performance statistics based on at least said completed appraisal.

9-26. Cancelled

27. (New) A computer-implemented method for facilitating an appraisal comprising the steps of:

receiving an electronic request for an appraisal at a hub;

determining an appraiser to conduct said appraisal using determining criteria to compare information regarding potential appraisers, at least part of said information generated based on previous appraisals from said potential appraisers;

transmitting electronic information related to said request for said appraisal to said appraiser;

receiving electronic information relating to appraising work from said appraiser;

transmitting a completed appraisal containing said information relating to said appraising work;

analyzing said completed appraisal; and

adding a result of said analyzing step to said information regarding potential appraisers.

28. (New) The computer-implemented method according to claim 27, wherein said information relating to said request contains XML information.

29. (New) The computer-implemented method according to claim 27, wherein said information relating to said appraising work contains XML information.

30. (New) The computer-implemented method according to claim 27, wherein said receiving step receives said electronic information relating to said appraising work from a

communication device operated by said appraiser, said electronic information including acceptance or rejection of said request.

31. (New) The computer-implemented method according to claim 27, wherein said determining criteria includes a timeliness of appraisals.

32. (New) The computer-implemented method according to claim 27, wherein said determining criteria includes a thoroughness of appraisals.

33. (New) The computer-implemented method according to claim 27, further comprising the step of:

comparing said completed appraisal against previous appraisals.

34. (New) The computer-implemented method according to claim 27, further comprising the step of:

creating performance statistics based on at least said completed appraisal.